

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
July 19, 2011**

1. The Zoning Commission of the City of San Antonio met in the 1<sup>st</sup> Floor, Board Room of the Cliff Morton Development and Business Services Center at 1901 S. Alamo.

**1:00 PM – Public Hearing**

2. Roll Call.

**PRESENT:** Tiller, Ornelas, Christian, D. Martinez, Salazar, Anguiano, C. Martinez, McNealy

**ABSENT:** McFarland, Nava

3. Approval of July 5, 2011 Zoning Commission Minutes.

**AYES:** Tiller, McFarland, Ornelas, Christian, D. Martinez, Anguiano, McNealy

**NAY:** None

**COMBINED HEARING:**

4. **ZONING CASE NUMBER Z2011145 CD (Council District 1):** A request for a change in zoning from “H MF-33 AHOD” Monte Vista Historic Multi-Family Airport Hazard Overlay District and “H O-2 AHOD” Monte Vista Historic High-Rise Office Airport Hazard Overlay District to “MF-33 IDZ AHOD” Monte Vista Historic Multi-Family Infill Development Zone Airport Hazard Overlay District on 3.074 acres out of NCB 1706, 119 East Craig Place. Staff recommends approval.

Staff stated there were 107 notices mailed out to the surrounding property owners, 1 returned in opposition and 9 returned in favor and no response from the Monte Vista Historical Association or The Tobin Hill Community Association.

**COMMISSION ACTION**

The motion was made by Commissioner Anguiano seconded by Commissioner C. Martinez to recommend approval.

**AYES:** Tiller, Ornelas, Christian, D. Martinez, Salazar, Anguiano, C. Martinez, McNealy

**NAY:** None

**THE MOTION CARRIED**

5. **ZONING CASE NUMBER Z2011153 HL (Council District 1):** A request for a change in zoning from “RM-4 NCD-2 AHOD” Residential Mixed Alta Vista Neighborhood Conservation Airport Hazard Overlay District to “HL RM-4 NCD-2 AHOD” Historic Landmark Residential

Mixed Alta Vista Neighborhood Conservation Airport Hazard Overlay District on the east 20 feet of Lot 13 and the west 40 feet of Lot 14 or Lots 13B and 14A, Block 25, NCB 1833, 429 West Mistletoe. Staff recommends approval.

Staff stated there were 30 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and the Alta Vista Neighborhood Association is in support of the historic designation.

#### **COMMISSION ACTION**

The motion was made by Commissioner Anguiano seconded by Commissioner C. Martinez to recommend approval.

**AYES:** Tiller, Ornelas, Christian, D. Martinez, Salazar, Anguiano, C. Martinez, McNealy

**NAY:** None

#### **THE MOTION CARRIED**

**6. ZONING CASE NUMBER Z2011154 (Council District 1):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 IDZ AHOD" General Commercial Infill Development Zone Airport Hazard Overlay District on Lot 7, Block 4, NCB 2154, 1015 North Colorado Street (formerly 524 Delgado Street). Staff recommends approval.

Staff stated there were 37 notices mailed out to the surrounding property owners, 0 returned in opposition and 6 returned in favor and the Gardendale Neighborhood Association.

#### **COMMISSION ACTION**

The motion was made by Commissioner Anguiano seconded by Commissioner C. Martinez to recommend approval.

**AYES:** Tiller, Ornelas, Christian, D. Martinez, Salazar, Anguiano, C. Martinez, McNealy

**NAY:** None

#### **THE MOTION CARRIED**

**7. ZONING CASE NUMBER Z2011155 S (Council District 1):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Car Wash on Lot 3, Block 17, NCB 12085, 7102 San Pedro Avenue. Staff recommends approval.

Staff stated there were 18 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor and no response from the Shearer Hills/Ridgeview Neighborhood Association. Staff mailed 50 notices to the Planning Team.

**COMMISSION ACTION**

The motion was made by Commissioner Anguiano seconded by Commissioner C. Martinez to recommend approval.

**AYES:** Tiller, Ornelas, Christian, D. Martinez, Salazar, Anguiano, C. Martinez, McNealy  
**NAY:** None

**THE MOTION CARRIED**

**8. ZONING CASE NUMBER Z2011156 (Council District 3):** A request for a change in zoning from "NP-10" Neighborhood Preservation District to "L" Light Industrial District on 217.767 acres out of Lot 1, Block 1, NCB 16629 on a portion of 3970 Rabel Road.

Staff stated there were 8 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from the Dos Rios Neighborhood Association.

**COMMISSION ACTION**

The motion was made by Commissioner Anguiano seconded by Commissioner C. Martinez to recommend approval.

**AYES:** Tiller, Ornelas, Christian, D. Martinez, Salazar, Anguiano, C. Martinez, McNealy  
**NAY:** None

**THE MOTION CARRIED.**

**9. ZONING CASE NUMBER Z2011162 (Council District 3):** A request for a change in zoning from "R-4" Residential Single-Family District to "C-2" Commercial District on north 60 feet of Lot 5, Block 10, NCB 10876, 7318 Dumbarton Drive.

Staff stated there were 20 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor and the Highland Forest Neighborhood Association is in opposition.

**COMMISSION ACTION**

The motion was made by Commissioner Anguiano seconded by Commissioner C. Martinez to recommend approval.

**AYES:** Tiller, Ornelas, Christian, D. Martinez, Salazar, Anguiano, C. Martinez, McNealy  
**NAY:** None

**THE MOTION CARRIED.**

**INDIVIDUAL CONSIDERATION:**

10. **ZONING CASE NUMBER Z2011150 ERZD S (Council District 9):** A request for a change in zoning from “C-3 ERZD AHOD MLOD” General Commercial Edwards Recharge Zone Airport Hazard Overlay Military Lighting Overlay District to “C-3 S ERZD AHOD MLOD” General Commercial Edwards Recharge Zone Airport Hazard Overlay Military Lighting Overlay District with a Specific Use Authorization for a Hospital on 2.68 acres out of NCB 15674, 16088 San Pedro Avenue. Staff recommends denial.

Ken Brown, representative, stated the property is currently zoned C-3 and they are asking for specific use permit for a hospital. He also stated although it will be an emergency clinic the applicant will have four beds available for emergencies that arise should the patient be required to spend the night. Ninety-five percent of the patients in the clinic will be discharged within the hour and will not be allowed to be transported to the clinic in an ambulance. In very rare occasions a patient might be required to spend the night. He further stated the facility does accommodate parking for the employees and patients.

Staff stated there were 45 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor.

**COMMISSION ACTION**

The motion was made by Commissioner McNealy seconded by Commissioner Christian to recommend approval for “C-3 S ERZD AHOD MLOD” with a Specific Use Authorization for a hospital with a limited of four beds for overnight stays and with the requirement to provide or maintain a privacy fence against the residential property.

**AYES:** Tiller, Ornelas, Christian, D. Martinez, Anguiano, C. Martinez, McNealy

**NAY:** Salazar

**THE MOTION CARRIED**

11. **ZONING CASE NUMBER Z2011076-B (Council District 3):** A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District, “C-3 H MC-2 AHOD” General Commercial Mission Historic South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District, “C-3 MC-2 AHOD” General Commercial South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District, “I-1 AHOD” General Industrial Airport Hazard Overlay District, “I-1 H AHOD” General Industrial Mission Historic Airport Hazard Overlay District, “I-1 H MC-2 AHOD” General Industrial Mission Historic South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District, “I-1 MC-2 AHOD” General Industrial South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District, “I-1 MC-2 AHOD RIO-5” General Industrial South Presa Metropolitan Corridor Overlay Airport Hazard Overlay River Improvement Overlay District-5, “I-1 AHOD RIO-5” General Industrial Airport Hazard Overlay River Improvement Overlay District-5, “MF-33 H MC-2 AHOD RIO-5” Multi-family Mission Historic South Presa Metropolitan Corridor Overlay Airport Hazard Overlay River Improvement Overlay District-5, “MF-33 H AHOD RIO-5” Multi-family Mission Historic

Airport Hazard Overlay River Improvement Overlay District-5, "MF-33 AHOD RIO-5" Multifamily Airport Hazard Overlay River Improvement Overlay District-5, "MF-33 MC-2 AHOD RIO-5" Multi-family South Presa Metropolitan Corridor Overlay Airport Hazard Overlay River Improvement Overlay District-5, "NP-10 H AHOD" Neighborhood Preservation Mission Historic Airport Hazard Overlay District, "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District, "R-4 MC-2 AHOD" Residential Single-Family South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District, "R-6 H AHOD" Residential Single-family Mission Historic Airport Hazard Overlay District, and "R-6 H MC-2 AHOD" Residential Single-family Mission Historic South Presa Metropolitan Corridor Airport Hazard Overlay District to "C-1 MC-2 AHOD RIO-5" Light Commercial South Presa Metropolitan Corridor Overlay Airport Hazard Overlay River Improvement Overlay District-5, "C-1 AHOD RIO-5" Light Commercial Airport Hazard Overlay River Improvement Overlay District-5, "C-2 H MC-2 AHOD RIO-5" Commercial Mission Historic South Presa Metropolitan Corridor Overlay Airport Hazard Overlay River Improvement Overlay District-5, "C-2 H AHOD RIO-5" Commercial Mission Historic Airport Hazard Overlay District River Improvement Overlay District-5, "C-2 MC-2 AHOD RIO-5" Commercial South Presa Metropolitan Corridor Overlay Airport Hazard Overlay River Improvement Overlay District-5, "C-2 AHOD RIO-5" Commercial Airport Hazard Overlay River Improvement Overlay District-5, "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-3 MC-2 AHOD" General Commercial South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District, "IDZ MC-2 AHOD" Infill Development Zone South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District and "C-2" Commercial District, "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District and "C-2" Commercial District, "MF-18 AHOD" Multi-family Airport Hazard Overlay District, "MF-18 MC-2 AHOD" Multi-family South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District, "R-4 MC-2 AHOD" Residential Single-family South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District, "R-4 AHOD RIO-5" Residential Single-Family Airport Hazard Overlay River Improvement Overlay District-5, "R-5 H AHOD" Residential Single-family Mission Historic Airport Hazard Overlay District, "R-5 H MC-2 AHOD" Residential Single-family Mission Historic South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District, "RM-4 MC-2 AHOD RIO-5" Residential Mixed South Presa Metropolitan Corridor Overlay Airport Hazard Overlay River Improvement Overlay District-5, and "RM-4 AHOD RIO-5" Residential Mixed Airport Hazard Overlay River Improvement Overlay District-5 on NCB 10915 P-100B; NCB 10917 P-102D; NCB 10918 P-102A; NCB 10917 P-104; NCB 10918 Lot TR-2 P-7; NCB 10918 Lot TR-3; NCB 10918 Lot P-104; NCB 10918 Lot P-105; NCB 10918 Lot P-108; NCB 10918 Lot P-5, P-6A P-7A, P-110A; NCB 10918 Lot P-7B; NCB 10918 P-100; NCB 10918 P-103; NCB 2990 Block 35 Lot 1 through 9 and 82 through 89; NCB 3064 Block 2 Lot 24; NCB 3065 Lot 1 through 4; NCB 3084 Block 1 Lot 2, 3 and 4; NCB 7604 Block 2 Lot E 25 FT of 16 and W 25 FT of 17; NCB 7605 Block 3 Lot 12 and E IRR 17.25 FT of 11; NCB 7605 Block 3 Lot 3 and 4; NCB 7609 Block 7 Lot E 25 FT of 4 and W 25 FT of 5; NCB 7609 Block 7 Lot E 50 FT of 33 and E 50 FT of N 27.6 FT of 34; NCB 7610 Block 8 Lot 1 through 5; NCB 7635 Block 10 Lot W IRR 468.56 FT of A and NCB 7637 Block 1 Lot 1 through 4; NCB 7650 Lot 18 and 19, E 20 FT of 17 and P-101 or TR-5B except W 30 FT; NCB 7650 Lot 20 through 22 or 5A; NCB 7650 Lot 15, 16 and E IRR PT of 14, W30FT of 17 and P-100 or TR5C & W30 FT of 5B; NCB 8614 Lot 4; and NCB 10918 Block 1 Lot S IRR 111.33 FT of 10 (also known as 2926,

4214, 4534, 5000, 5315, 5316, 9015, 9059, 9077, 9087, 9093, 9137, 9145, 9149, 9151, and 9425 South Presa; 108 Glenwood; 116 Clifford Court; 125 Monticello Court; 103 and 108 Mount Vernon; and properties legally described as P-102D NCB 10917, P-102A NCB 10918, P-100 NCB 10918, P-104 NCB 10917, Lots 3 and 4 Block 3 NCB 7605, and East 50 feet of Lot 33 and East 50 feet North 27.6 feet of Lot 34 Block 7 NCB 7609). Staff recommends approval.

Rebecca Paskos, Planning and Community Development, presented item.

**The following citizens appeared to speak:**

Roy Leslie, citizen, spoke in favor.

Daniel Zapata, citizen, expressed concerns regarding the change in zoning and the definitions of the zoning classifications.

Staff stated there were 264 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor.

**COMMISSION ACTION**

The motion was made by Commissioner Anguiano seconded by Commissioner Christian to recommend approval.

**AYES: Tiller, Ornelas, Christian, D. Martinez, Salazar, Anguiano, C. Martinez, McNealy**

**NAY: None**

**THE MOTION CARRIED**

**12. ZONING CASE NUMBER Z2011131 S (Council District 8):** A request for a change in zoning from “R-6 MLOD-1” Residential Single-Family Military Lighting Overlay District to “R-6 S MLOD-1” Residential Single-Family Military Lighting Overlay District with a Specific Use for a Wireless Communication System on 0.0574 of an acre out of Parcel 26, NCB 14861 on a portion of the 6900 Block of West Hausman Road (also known as 7022 West Hausman Road). Staff recommended approval.

Vince Huebinger, representative, stated the applicant needs a little more height to have coverage for the wireless industry. He also stated they would rather maximize the size of the existing tower instead of building a new tower somewhere else.

Staff stated there were 4 notices mailed out to the surrounding property owners, 1 returned in opposition and 2 returned in favor.

**COMMISSION ACTION**

The motion was made by Commissioner Christian seconded by Commissioner C. Martinez to recommend approval.

**AYES:** Tiller, Ornelas, Christian, D. Martinez, Salazar, C. Martinez, McNealy

**NAY:** None

### **THE MOTION CARRIED**

**13. ZONING CASE NUMBER Z2011140 (Council District 5):** A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in the "C-2" Commercial District with additional Funeral Home and Mortuary uses on Lot 17, Block 98, NCB 272, 801 South Frio Street. Staff recommends approval pending Plan Amendment

Baltazar Serna, representative, stated the requested zoning would be most appropriate for the area. He also stated this pending property sale is subject to the rezoning approval. He further stated the same owner owns this building and the funeral at the corner. This building is only going to be a mortuary stand alone business. The applicant is also going to be outsourcing mortuary services to the other business. There will be no customer traffic coming through this building.

Ricardo Sanchez, applicant, stated he is going to rehab this building. He also stated this would be used for embalming, cremations services, and storage. These services would be open to other funeral homes that need assistance in the area. He further stated the cremation services would be for the funeral, not for the customers.

Staff stated there were 24 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor.

### **COMMISSION ACTION**

The motion was made by Commissioner Christian seconded by Commissioner C Martinez to recommend approval.

**AYES:** Tiller, Ornelas, Christian, D. Martinez, Salazar, C. Martinez, McNealy

**NAY:** None

### **THE MOTION CARRIED**

**14. ZONING CASE NUMBER Z2011147 (Council District 7):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Multi-Family Airport Hazard Overlay District on Lot 20, Block 21, NCB 8098, 511 Shadwell Drive. Staff recommended denial.

Andrew Guerrero, applicant, stated this will not be a nursing home or assisted living facility. It will be a convent or community facility for the thirteen nuns that will be housed here. He also stated across the street is another convent with an additional nuns. Currently there have two other locations and the nuns would like to centralize the locations. He further stated the existing

location on John Adams has been in existence for twenty years.

**The following citizen(s) appeared to speak:**

Xavier Gonzalez, citizen, spoke in favor.

Staff stated there were 25 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor and the Donaldson Terrace Neighborhood Association and Jefferson Neighborhood Association are in support. Staff mailed 22 notices to the Planning Team.

**COMMISSION ACTION**

The motion was made by Commissioner Christian seconded by Commissioner C Martinez to recommend approval.

**AYES:** Tiller, Ornelas, Christian, D. Martinez, Salazar, C. Martinez

**NAY:** McNealy

**THE MOTION CARRIED**

**Commissioners recessed for 5 minutes.**

**15. ZONING CASE NUMBER Z2011152 HL (Council District 1):** A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "HL C-3NA AHOD" Historic Landmark General Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 2, NCB 1925, 1723 North Comal Street.

Elizabeth Porterfield, Office of Historic Preservation, presented item.

Staff stated there were 33 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from the Five Points Neighborhood Association. Staff mailed 12 notices to the Planning Team.

**COMMISSION ACTION**

The motion was made by Commissioner Ornelas seconded by Commissioner D. Martinez to recommend approval.

**AYES:** Tiller, Ornelas, Christian, D. Martinez, Salazar, C. Martinez, McNealy

**NAY:** None

**THE MOTION CARRIED**

**16. ZONING CASE NUMBER Z2011159 CD (Council District 5):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for a School - Business or Commercial Trade on 2.544 acres out of NCB 6803, 911, 1000 and 1001 Harriman Place. Staff recommended approval pending the Plan Amendment.

Michael Salazar, applicant, stated the request is to open an adult day care facility that is licensed on this property. He also stated there would about 75 to 80 elderly clients per day which would be transported to and from the facility by the facilities own transportation.

**The following citizen(s) appeared to speak:**

Rosario Rodriguez, citizen, stated this facility would be great for her since it is within walking distance from her home. She also stated she would be able to attend this facility without have to worry about the price of gas.

Staff stated there were 36 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor. Staff mailed 40 notices to the Planning Team.

**COMMISSION ACTION**

The motion was made by Commissioner Christian seconded by Commissioner C Martinez to recommend approval.

**AYES:** Tiller, Ornelas, Christian, D. Martinez, Salazar, C. Martinez, McNealy

**NAY:** None

**THE MOTION CARRIED**

**17. ZONING CASE NUMBER Z2011161 S (Council District 5):** A request for a change in zoning from "HE I-2 AHOD" Historic Exceptional Heavy Industrial Airport Hazard Overlay District to "HL C-2 S IDZ AHOD" Historic Landmark Commercial Infill Development Zone Airport Hazard Overlay District with a Specific Use Authorization for a Bail Bond Agency on Lot 26, Block 90, NCB 268, 323 South Frio Street. Staff recommended

Jerry Arredondo, applicant, stated he is asking for a specific use for a bails bond office. He also stated they are able to make reconstruct the building back to the way it looked in the 1920's. He further stated this would help the UTSA criminal justice department. UTSA would like to have an internship program with the bail bonds office since the students would need internship hours to complete their degrees. This business would benefit these students.

**The following citizen(s) appeared to speak:**

Chris Embrey, citizen, spoke in favor.

Jennie Embrey, citizen, spoke in favor.

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Sam Steves, citizen, spoke in favor.

Xavier Gonzales, citizen, spoke in favor.

Robert De Leon, citizen, spoke in favor.

Virginia Van Cleave, citizen, spoke in favor.

Staff stated there were 4 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor. Staff mailed 32 notices to the Planning Team

### **COMMISSION ACTION**

The motion was made by Commissioner Christian seconded by Commissioner C Martinez to recommend approval.


**AYES: Tiller, Ornelas, Christian, D. Martinez, Salazar, C. Martinez, McNealy**

**NAY: None**

### **THE MOTION CARRIED**

18. There being no further business, the meeting was adjourned at 3:41 p.m.

APPROVED:



Bill Tiller, Chairman

ATTEST:



Executive Secretary